

TEXAS AVENUE CORRIDOR STUDY
PROPERTY INVENTORY SURVEY FORM

Property ID: R29132 ✓

12/13

Property Information

property address: 1918 S TEXAS AVE
legal description: HILLCREST, BLOCK T, LOT 7,8,9,10 & ADJ ACRES IN ZENO PHILLIPS
owner name/address: HYDER, SYED
911 WINGED FOOT DR
COLLEGE STATION, TX 77845-8973
full business name: n/a
land use category: business type of business: ice cream factory
current zoning: C3 occupancy status: for sale - abandoned
lot area (square feet): 43,000 frontage along Texas Avenue (feet): 202
lot depth (feet): 2010 sq. footage of building: 21498
property conforms to: ☒ min. lot area standards ☒ min. lot depth standards ☒ min. lot width standards

Improvements

of buildings: 1 building height (feet): 18-20 # of stories: 1
type of buildings (specify): brick - frame on backside?
building/site condition: 3

buildings conform to minimum building setbacks: ☐ yes ☒ no (if no, specify) front & side

approximate construction date: accessible to the public: ☐ yes ☒ no
possible historic resource: ☒ yes ☐ no sidewalks along Texas Avenue: ☐ yes ☐ no
other improvements: ☐ yes ☐ no (specify) _____
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☐ yes ☒ no ☐ dilapidated ☐ abandoned ☐ in-use
of signs: _____ type/material of sign: _____
overall condition (specify): _____
removal of any dilapidated signs suggested? ☐ yes ☐ no (specify) _____

Off-street Parking

improved: ☒ yes ☐ no parking spaces striped: ☒ yes ☐ no # of available off-street spaces: 15
lot type: ☒ asphalt ☐ concrete ☐ other _____
space sizes: 9x20 sufficient off-street parking for existing land use: ☐ yes ☐ no
overall condition: old, run down, abandoned
end islands or bay dividers: ☐ yes ☒ no landscaped islands: ☐ yes ☒ no

Curb Cuts on Texas Avenue

how many: 1 curb types: ☒ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☒ yes ☐ no

if yes, which ones: all - no room for parking, driving, & curb cut -
frontage is too narrow

meet adjacent separation requirements: ☐ yes ☒ no meet opposite separation requirements: ☐ yes ☒ no

Landscaping

☒ yes ☐ no (if none is present) is there room for landscaping on the property? ☐ yes ☐ no

comments: LSC against bldg. overgrown

Outside Storage

☐ yes ☒ no (specify) _____
(Type of merchandise/material/equipment stored)

dumpsters present: ☐ yes ☒ no are dumpsters enclosed: ☐ yes ☐ no

Miscellaneous

is the property adjoined by a residential use or a residential zoning district?

☐ yes ☒ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? ☐ yes ☐ no

if not developable to current standards, what could help make this a developable property?

accessible to alley: ☐ yes ☒ no

Other Comments:

backside of structure is warping. Hanging
wires around building. clearly been vacant
for many years. Great possible historic site.

Landmark